146.0	0003	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	950,700	/	950,700
USE VALUE:	950,700	/	950,700
ASSESSED:	950,700	/	950,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		COLBY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANCA JILL
Owner 2:	
Owner 3:	
Street 1:	12 COLBY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURROWS JONATHAN H -
Owner 2:	MANCA JILL -
Street 1:	12 COLBY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1964, having primarily Aluminum Exterior and 1604 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6684.000	454,300		496,400	950,700
Total Card	0.153	454,300		496,400	950,700
Total Parcel	0.153	454,300		496,400	950,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.89 | /Parcel: 592.89

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 95952

GIS Ref

GIS Ref

Insp Date 07/11/18

!11425!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,300	0	6,684.	496,400	950,700		Year end	12/23/2021
2021	101	FV	441,300	0	6,684.	496,400	937,700		Year End Roll	12/10/2020
2020	101	FV	441,400	0	6,684.	496,400	937,800	937,800	Year End Roll	12/18/2019
2019	101	FV	347,400	0	6,684.	465,400	812,800	812,800	Year End Roll	1/3/2019
2018	101	FV	347,400	0	6,684.	384,700	732,100	732,100	Year End Roll	12/20/2017
2017	101	FV	347,400	0	6,684.	353,700	701,100	701,100	Year End Roll	1/3/2017
2016	101	FV	347,400	0	6,684.	322,700	670,100	670,100	Year End	1/4/2016
2015	101	FV	333,800	0	6,684.	316,500	650,300	650,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:29:51

LAST REV

Date	Time
10/03/19	17:18:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11425

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURROWS JONATHA	51159-253		5/12/2008	Family	1	No	No		
BRIGHAM MARIE	27587-451		8/19/1997		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	95952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2004	1015	Addition	93,457	C		G6	GR FY06	REDO KIT, BTH, REP
8/5/1997	460	Manual	500	C				FOUNDATION REPAIRS
6/6/1997	308	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Inspected	BS	Barbara S
4/26/2018	MEAS&NOTICE	BS	Barbara S
11/15/2008	Meas/Inspect	336	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6684		Sq. Ft.	Site		0	80.	0.93	9									496,418						496,400	

Total AC/HA:	0.15344	Total SF/SM:	6684	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	496,418	Spl Credit		Total:	496,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30481756
Const Adj.:	0.98990101
Adj $ / SQ:	174.371
Other Features:	90550
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558134
Depreciation:	103813
Depreciated Total:	454321

COMMENTS

of= sink in basement. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

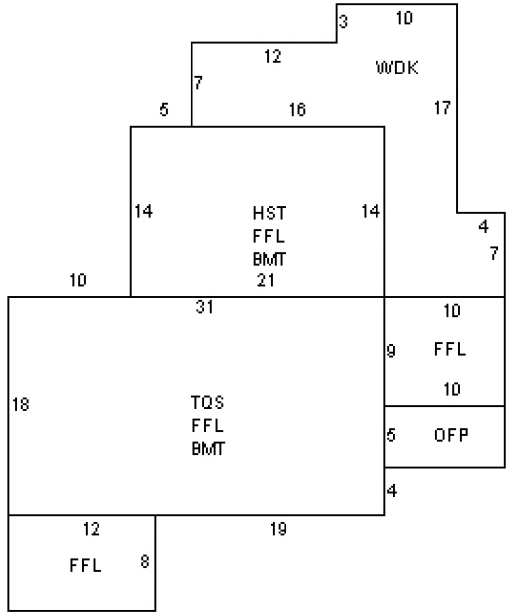
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	231.91
Special Features:	0	Val/Su Net:	162.13
Final Total:	454300	Val/Su SzAd	283.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,038	174.370	180,998
BMT	Basement	852	52.310	44,569
TQS	3/4 Story	419	174.370	72,974
WDK	Deck	296	9.280	2,748
HST	Half Story	147	174.370	25,633
OFP	Open Porch	50	43.560	2,178

	Net Sketched Area:	2,802		Total:	329,100
Size Ad	1603.5	Gross Area	3088	FinArea	1604

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc